K 3406

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ---------- $18,750.00 ----------
---------- EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ---- DOLLARS
Cash in hand paid, receipt of which is hereby acknowledged,

Gaines and Gaines Construction Company, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business in Nashville, Davidson County, Tennessee, has

~~~~~~~~~~ bargained and sold, and by these presents do transfer and convey unto the said Mrs. Catherine A. Sperry, her ~~~~~~~~~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Parkwood Estates Section 2, of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 283 fronts 75 feet on the easterly side of Cynthia Lane and extends back 135 feet on the northerly line and 97.9 feet on the southerly line to a dead line, measuring 83.7 feet thereon.

Being part of the property conveyed to Gaines and Gaines Construction Company, Inc. by deed from Lewis Gaines, Trustee, of record in Book 3371, page 431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3249, page 345, and amended in Book 3309, page 615, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Catherine A. Sperry, her ~~~~~~~~~~ heirs and assigns, forever.

And Gaines and Gaines Construction Company, Inc. /does ~~~~ covenant with the said Mrs. Catherine A. Sperry ~~~~~~~~~~ that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Gaines and Gaines Construction Company, Inc., does ~~~~~~~~~~ further covenant and bind itself, its /successors ~~~~~~~~~~ and representatives, to warrant and forever defend the title to the said land to the said Mrs. Catherine A. Sperry, her ~~~~~~~~~~ heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, the said Gaines and Gaines Construction Company, Inc., has caused ~~~~~~~~~~ its corporate name to be hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 27th day of July, 1962.

GAINES & GAINES CONSTRUCTION CO., INC.

ATTEST: _____ Secretary

BY: _____ President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____ Notary Public

G 427
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